

REPORT OF THE BOARD OF ASSESSORS
HEAR REPORT TO THE 2017 ANNUAL TOWN MEETING

In accordance with section 19-8 of the Code of the Town of Wayland, a report for the Board of Assessors covering the last twelve months (proceeding February 27, 2017) is hereby submitted.

The Board members are Susan Rufo, Chair; Jayson Brodie, Vice Chair; Zachariah Ventress; and Cheryl Kane.

The Board submits the following:

1. Annual Report of calendar year 2016 property transfers.

197 Single Family parcels
62 Condominium parcels
2 Multi Family parcels
2 Land parcels
1 Commercial parcel
173 Family Title Transfers or Non-valid transfers

The data reported above is in the process of being validated and may be modified.

2. The following numbers have been reported related to abatement applications and Appellate Tax Board cases:

- a. The Board of Assessors logged in twenty five real estate applications by the filing deadline.
- b. As of February 27, 2016, three real estate abatements had been granted for FY'17.
- c. The average value of an abatement granted in FY'16 was \$2,368.68
- d. There were seven filings with the Appellate Tax Board (ATB) in FY'16; one of which is for a telecommunication accounts; the remaining are pending awaiting hearing date assignments by the ATB.
- e. There has been one case heard and a decision issued by the ATB since the last report of March 1, 2016.

Fiscal Year	Property	Assessed Value	ATB Decision
2016	116 Lincoln Rd	\$426,900	Denied

3. The following data verification visits were extracted from the computer assisted mass appraisal database:

Total Property Visits: 2/26/16-2/27/17* : 675

Building Permits:		Sales:		Cyclical:	
Interior and Exterior	69	Interior and Exterior	95	Interior and Exterior	26
Exterior Only	170	Exterior Only	102	Exterior Only	64
Interior Only	39	Interior Only	36	Interior Only	18
Refusals	6	Refusals	4	Refusals	3
Total	284	Total	237	Total	111

Quality Control:		Abatements:		Informal Hearings:	
Interior and Exterior	10	Interior and Exterior	17	Interior and Exterior	15
Exterior Only	1	Total	17	Total	15
Total	11				

The department also completed 85 in office reviews of properties utilizing public records and MLS.

- * Please note that some of the data verification visits addressed several requirements in one visit, such as a property requiring a building permit visit may also have required a sales visit. One visit would have met both obligations of data verification. An exterior data verification visit represents a visit to the property by a representative of the Assessing Department. The representative measures and verifies the exterior components of the property and leaves a door hanger requesting that the property owner contact the office to schedule an appointment for an interior data verification visit.

2016 Arm's Length Sales Report

Sale Date	Map	Lot	No.	Street	LUC	Sale Price
1/5/2016	25	69	23	SYLVAN WAY	101	\$ 715,000
1/7/2016	40	067C	1303	MAGNOLIA DR	102	\$ 660,000
1/15/2016	18	16	14	GLEZEN LN	101	\$ 1,850,000
1/15/2016	38	126	29	RICE SPRING LN	101	\$ 680,000
1/20/2016	18	86	53	CONCORD RD	101	\$ 740,000
1/22/2016	48	14	42	BARNEY HILL RD	101	\$ 689,000
1/26/2016	23	67	2	BOW RD	101	\$ 960,000
2/1/2016	42B	8	352	OLD CONN PATH	101	\$ 423,000
2/2/2016	4	95	295	CONCORD RD	101	\$ 746,500
2/9/2016	47A	71	125	DUDLEY RD	101	\$ 845,888
2/17/2016	23	190	26	LILLIAN WAY	102	\$ 935,000
2/18/2016	1	047G	2	KELLEY LANE	101	\$ 1,170,000
2/22/2016	18	9	88	OLD SUDBURY RD	101	\$ 516,000
2/22/2016	48	158	7	GREGORY LN	101	\$ 590,000
2/25/2016	48	161B	63	SCHOOL ST	102	\$ 325,000
2/26/2016	4	67	7	YORK RD	101	\$ 734,000
2/29/2016	46D	87	164	WEST PLAIN ST	101	\$ 515,000
2/29/2016	23	186	22	LILLIAN WAY	102	\$ 954,510
3/1/2016	45	078A	51	HILLSIDE DR	102	\$ 682,500
3/1/2016	33	023T	6	GREEN WAY	102	\$ 325,000
3/8/2016	14	72	106	GLEZEN LN	101	\$ 565,000
3/10/2016	48	132	28	BROOKS RD	101	\$ 750,000
3/14/2016	52	116	23	DEAN RD	101	\$ 454,000
3/16/2016	42D	47	34	PINERIDGE RD	101	\$ 545,000
3/18/2016	30	52	8	PINEBROOK RD	101	\$ 640,000
3/21/2016	11	62	153	GLEZEN LN	101	\$ 880,000
3/25/2016	51D	47	16	WILLARD ST	102	\$ 342,000
3/31/2016	19	6	12	PLAIN RD	101	\$ 810,000
3/31/2016	20	31	104	PLAIN RD	101	\$ 1,050,000
3/31/2016	38	56	227	OLD CONN PATH	101	\$ 550,000
3/31/2016	33	023C	6	GREEN WAY	102	\$ 305,000
3/31/2016	23	121	9	HASTINGS WAY	102	\$ 815,000
3/31/2016	23	199	37	LILLIAN WAY	102	\$ 782,520
4/1/2016	30	93	1	WHITE RD	101	\$ 525,000
4/1/2016	50	12	59	FULLER RD	101	\$ 540,000
4/5/2016	36C	56	9	OVERLOOK RD	101	\$ 650,000
4/6/2016	40	053A	11	STEEPLETREE	102	\$ 418,000
4/7/2016	25	34	6	HAYWARD RD	101	\$ 655,000
4/7/2016	30	43	5	HIGHFIELDS RD	101	\$ 1,050,000
4/7/2016	48	50	31	ALDEN RD	101	\$ 830,000
4/8/2016	30	54	18	PINEBROOK RD	101	\$ 938,000
4/15/2016	4	055J	50	YORK RD	101	\$ 1,290,000
4/15/2016	35	42	31	COVERED BRIDGE LN	102	\$ 1,580,000
4/19/2016	38	57	2	OLD FARM RD	101	\$ 535,000
4/21/2016	46D	64	17	CASTLE GATE RD	101	\$ 402,500
4/29/2016	15	12	127	GLEZEN LN	101	\$ 1,200,000

*2016 Arm's Length Sales are in the process of being validated and may be modified

2016 Arm's Length Sales Report

Sale Date	Map	Lot	No.	Street	LUC	Sale Price
4/29/2016	53	034A	302	WILLOWBROOK DR	102	\$ 683,000
4/29/2016	23	166	2	LILLIAN WAY	102	\$ 975,000
5/2/2016	23	64	8	CONCORD RD	101	\$ 1,015,000
5/2/2016	25	45	5	LUNDY LN	101	\$ 582,000
5/2/2016	52	6	17	LANGDON RD	101	\$ 475,000
5/3/2016	14	58	51	SEDGEMEADOW RD	101	\$ 734,500
5/3/2016	56	11	16	HEARTHSTONE CIR	101	\$ 658,000
5/6/2016	43A	46	43	PEQUOT RD	101	\$ 515,000
5/6/2016	51D	63	93	MAIN ST	101	\$ 715,000
5/10/2016	53	12	7	VALLEY VIEW RD	101	\$ 629,900
5/11/2016	19	025A	81	CLAYPIT HILL RD	101	\$ 1,610,000
5/11/2016	43C	54	11	WAMPUM PATH	101	\$ 490,000
5/11/2016	23	206	42	LILLIAN WAY	102	\$ 836,000
5/12/2016	1	38	30	HAMPSHIRE RD	101	\$ 849,000
5/12/2016	3	7	199	OXBOW RD	101	\$ 555,000
5/12/2016	38	119	265	OLD CONN PATH	101	\$ 626,700
5/13/2016	4	81	321	CONCORD RD	101	\$ 1,150,000
5/13/2016	18	13	6	GLEZEN LN	101	\$ 794,000
5/16/2016	11	59	163	GLEZEN LN	101	\$ 595,000
5/16/2016	46D	134	13	EDGEWOOD RD	101	\$ 1,100,000
5/16/2016	23	140	10	HASTINGS WAY	102	\$ 812,000
5/19/2016	53	037A	314	WILLOWBROOK DR	102	\$ 660,000
5/19/2016	38	055H	15	VILLAGE LN	102	\$ 762,125
5/20/2016	49	63	52	RICE RD	101	\$ 505,000
5/20/2016	23	201	39	LILLIAN WAY	102	\$ 790,250
5/20/2016	47A	13	40	DUDLEY RD	132	\$ 15,000
5/23/2016	42D	104	64	SYCAMORE RD	101	\$ 500,000
5/23/2016	47B	91	10	PECK AVE	101	\$ 486,000
5/25/2016	52	201	5	CAULFIELD RD	101	\$ 421,000
5/26/2016	24	149	101	PLAIN RD	101	\$ 2,700,000
5/26/2016	30	57	54	OLD CONN PATH	101	\$ 859,000
5/26/2016	42D	29	7	CASTLE RD	101	\$ 530,000
5/26/2016	52	186	1	POLLOCK RD	101	\$ 400,000
5/26/2016	45	052A	13	STEEPLETREE	102	\$ 415,000
5/26/2016	29	041G	17	WADSWORTH LN	102	\$ 720,000
5/26/2016	38	055G	13	VILLAGE LN	102	\$ 827,820
5/26/2016	38	055F	11	VILLAGE LN	102	\$ 780,000
5/27/2016	29	029C	3	CART PATH	101	\$ 1,712,500
5/27/2016	23	192	28	LILLIAN WAY	102	\$ 909,218
5/31/2016	14	4	106	CONCORD RD	101	\$ 606,000
5/31/2016	36C	27	26	RIVER VIEW CIR	101	\$ 308,000
6/1/2016	45	086D	62	PICKWICK WAY	102	\$ 530,000
6/2/2016	15	39	61	THREE PONDS RD	101	\$ 880,000
6/2/2016	37	27	31	OAK HILL RD	101	\$ 595,000
6/3/2016	42D	56	68	LAKESHORE DR	101	\$ 650,000
6/6/2016	23	194	30	LILLIAN WAY	102	\$ 915,560

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2016 Arm's Length Sales Report

Sale Date	Map	Lot	No.	Street	LUC	Sale Price
6/7/2016	1	28	3	GROVE ST	101	\$ 730,000
6/7/2016	23	204	40	LILLIAN WAY	102	\$ 870,430
6/7/2016	23	200	36	LILLIAN WAY	102	\$ 829,000
6/8/2016	10	55	9	WAYSIDE RD	101	\$ 865,000
6/8/2016	15	49	10	SEARS RD	101	\$ 899,000
6/8/2016	51C	14	15	HARRISON ST	104	\$ 699,999
6/10/2016	4	68	3	YORK RD	101	\$ 866,500
6/10/2016	12	9	57	HIGHLAND CIR	101	\$ 1,296,000
6/10/2016	23	198	34	LILLIAN WAY	102	\$ 912,500
6/13/2016	47B	27	27	SUNSET RD	101	\$ 300,000
6/14/2016	7	5	226	CONCORD RD	101	\$ 730,000
6/14/2016	35	13	5	APACHE TRL	101	\$ 1,751,000
6/14/2016	33	023F	6	GREEN WAY	102	\$ 326,000
6/15/2016	14	24	8	ORCHARD LN	101	\$ 625,000
6/15/2016	50	3	11	GAGE RD	101	\$ 925,000
6/16/2016	20	37	23	COOLIDGE RD	101	\$ 880,000
6/16/2016	23	066A	18	CONCORD RD	101	\$ 495,000
6/16/2016	36C	8	14	MEADOW VIEW RD	101	\$ 620,000
6/16/2016	48	92	9	THOMPSON ST	101	\$ 927,000
6/17/2016	52	68	20	SNAKE BROOK RD	101	\$ 810,000
6/20/2016	44	9	16	ALDEN RD	101	\$ 775,000
6/21/2016	10	70	144	CONCORD RD	101	\$ 500,000
6/22/2016	35	030H	233	RICE RD	101	\$ 1,487,500
6/23/2016	50	83	63	EDGEWOOD RD	101	\$ 1,390,000
6/23/2016	51D	84	214	COMMONWEALTH RD	101	\$ 530,000
6/23/2016	51D	2	227	COMMONWEALTH RD	104	\$ 645,000
6/24/2016	45	062A	13	COLTSWAY	102	\$ 523,750
6/24/2016	40	066C	1203	MAGNOLIA DR	102	\$ 700,000
6/27/2016	52	62	4	SNAKE BROOK RD	101	\$ 769,900
6/27/2016	53	5	10	VALLEY VIEW RD	101	\$ 605,000
6/27/2016	40	018A	615	HAYFIELD LN	102	\$ 1,090,000
6/27/2016	23	196	32	LILLIAN WAY	102	\$ 884,100
6/28/2016	46D	60	14	LODGE RD	101	\$ 590,000
6/28/2016	23	202	38	LILLIAN WAY	102	\$ 910,000
6/29/2016	45	090A	32	HILLSIDE DR	102	\$ 731,000
6/29/2016	23	43	9	PELHAM ISLAND RD	342	\$ 315,000
6/30/2016	36C	31	42	RIVER VIEW CIR	101	\$ 450,000
6/30/2016	36C	43	69	RIVER VIEW CIR	101	\$ 575,000
6/30/2016	36C	65	3	RIVER VIEW CIR	101	\$ 200,000
6/30/2016	46D	6	209	WEST PLAIN ST	101	\$ 458,000
6/30/2016	33	023W	6	GREEN WAY	102	\$ 325,000
7/1/2016	23	058A	19	OLD SUDBURY RD	101	\$ 888,000
7/1/2016	40	060H	608	WISTERIA WAY	102	\$ 750,000
7/5/2016	16	75	11	OLD WESTON RD	101	\$ 1,240,000
7/8/2016	17	16	38	RIVER RD	101	\$ 798,500
7/8/2016	20	5	28	SEARS RD	101	\$ 960,000

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Sale Date	Map	Lot	No.	Street	LUC	Sale Price
7/8/2016	29	041F	15	WADSWORTH LN	102	\$ 695,000
7/11/2016	4	13	11	GRAYBIRCH LN	101	\$ 612,500
7/11/2016	39	042F	3	YEAGER WAY	101	\$ 1,400,000
7/12/2016	51D	58	9	SOUTH ST	101	\$ 369,900
7/12/2016	53	037B	315	WILLOWBROOK DR	102	\$ 685,000
7/14/2016	11	89	175	CONCORD RD	101	\$ 855,000
7/14/2016	23	92	15	CONCORD RD	101	\$ 615,000
7/14/2016	47B	17	12	DUDLEY RD	101	\$ 355,000
7/15/2016	2	3	15	CATHERINE'S FARM RD	101	\$ 1,775,000
7/15/2016	51C	71	19	PARKLAND DR	101	\$ 545,000
7/18/2016	36B	6	4	SHORE DR	101	\$ 280,000
7/21/2016	3	55	192	OXBOW RD	101	\$ 500,000
7/21/2016	34	30	153	OLD CONN PATH	101	\$ 1,050,000
7/26/2016	29	9	22	FORTY ACRES DR	101	\$ 885,000
7/27/2016	24	151G	29	MICHAEL RD	130	\$ 560,000
7/28/2016	47B	75	7	PECK AVE	101	\$ 616,000
7/28/2016	40	066E	1205	MAGNOLIA DR	102	\$ 849,000
7/29/2016	3	27	20	GROVE ST	101	\$ 774,000
7/29/2016	16	17	64	DRAPER RD	101	\$ 550,000
8/1/2016	1	8	26	GROVE ST	101	\$ 740,000
8/1/2016	43D	13	17	BAYFIELD RD	101	\$ 725,000
8/3/2016	40	056C	203	DAHLIA DR	102	\$ 735,000
8/8/2016	19	61	21	ADAMS LN	101	\$ 650,000
8/8/2016	47D	20	10	DORAN RD	101	\$ 560,000
8/10/2016	40	033B	2	FOX HOLLOW	102	\$ 300,000
8/10/2016	35	030P	32	COVERED BRIDGE LN	102	\$ 1,623,950
8/11/2016	48	164	51	SCHOOL ST	101	\$ 496,000
8/12/2016	16	63	14	OLD WESTON RD	101	\$ 1,125,000
8/12/2016	35	40	23	COVERED BRIDGE LN	102	\$ 1,406,200
8/15/2016	11	2	150	CONCORD RD	101	\$ 444,500
8/15/2016	23	199	37	LILLIAN WAY	102	\$ 850,000
8/17/2016	38	40	37	DAVELIN RD	101	\$ 678,000
8/18/2016	42D	130	21	WOODLAND RD	101	\$ 370,000
8/22/2016	30	58	40	OLD CONN PATH	101	\$ 860,000
8/23/2016	30	68	105	BOSTON POST RD	101	\$ 1,000,000
8/25/2016	51C	75	11	GRACE RD	101	\$ 565,000
8/25/2016	40	069E	1505	WISTERIA WAY	102	\$ 750,000
8/26/2016	52	195	10	CAULFIELD RD	101	\$ 595,000
8/26/2016	24	159A	7	LINGLEY LN	101	\$ 1,782,000
8/28/2016	38	27	46	DAVELIN RD	101	\$ 604,500
8/28/2016	52	97	15	OLD TAVERN RD	101	\$ 545,000
8/29/2016	51C	84	2	GAGE RD	101	\$ 840,000
8/30/2016	15	40	57	THREE PONDS RD	101	\$ 860,000
8/30/2016	30	061A	30	OLD CONN PATH	101	\$ 1,675,000
8/31/2016	20	10	37	DRAPER RD	101	\$ 1,450,000
8/31/2016	30	39	11	HIGHFIELDS RD	101	\$ 1,150,000

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Sale Date	Map	Lot	No.	Street	LUC	Sale Price
8/31/2016	46B	49	4	BEECH RD	101	\$ 210,000
9/1/2016	40	064F	1006	WISTERIA WAY	102	\$ 905,000
9/1/2016	35	030P	34	COVERED BRIDGE LN	102	\$ 1,639,000
9/8/2016	42B	37	19	STONEBRIDGE RD	101	\$ 530,000
9/9/2016	45	080C	67	HILLSIDE DR	102	\$ 635,000
9/12/2016	42B	36	23	STONEBRIDGE RD	101	\$ 466,500
9/12/2016	47B	71	172	SCHOOL ST	101	\$ 757,000
9/13/2016	19	40	10	FIDDLEHEAD LN	101	\$ 2,270,000
9/13/2016	43D	20	22	PEQUOT RD	101	\$ 745,000
9/15/2016	19	42	10	ADAMS LN	101	\$ 895,000
9/15/2016	51A	88	20	KING ST	101	\$ 265,000
9/15/2016	35	001B	18	ASTRA	102	\$ 480,000
9/16/2016	6	31	53	SHERMAN BRIDGE RD	101	\$ 620,000
9/16/2016	44	2	139	WOODRIDGE RD	101	\$ 597,500
9/19/2016	41	16	189	STONEBRIDGE RD	101	\$ 695,000
9/19/2016	40	072B	1802	WISTERIA WAY	102	\$ 775,000
9/22/2016	38	93	17	ROLLING LN	101	\$ 600,000
9/22/2016	44	30	23	COUNTRY CORNERS RD	101	\$ 1,275,000
9/23/2016	5	9	2	APPLETREE LN	101	\$ 970,000
9/23/2016	40	061B	702	WISTERIA WAY	102	\$ 899,000
9/27/2016	40	059A	501	DAHLIA DR	102	\$ 750,000
9/28/2016	30	66	99	BOSTON POST RD	101	\$ 775,000
9/29/2016	48	15	46	BARNEY HILL RD	101	\$ 885,000
9/30/2016	44	64	8	HIGH ROCK RD	101	\$ 905,000
9/30/2016	38	055D	7	VILLAGE LN	102	\$ 764,995
10/3/2016	42D	71	31	SYCAMORE RD	101	\$ 315,000
10/6/2016	20	11	16	STANDISH RD	101	\$ 1,070,000
10/7/2016	38	130	250	OLD CONN PATH	101	\$ 1,072,450
10/11/2016	52	11	4	HAVEN LN	101	\$ 620,000
10/14/2016	42D	5	385	OLD CONN PATH	101	\$ 415,000
10/19/2016	25	83	189	PLAIN RD	101	\$ 525,000
10/20/2016	48	17	54	BARNEY HILL RD	101	\$ 710,000
10/20/2016	45	114A	32	CUTTING CROSS WAY	102	\$ 725,000
10/25/2016	1	49	202	TROUT BROOK RD	102	\$ 179,989
10/26/2016	42D	111	63	SYCAMORE RD	101	\$ 390,000
10/28/2016	11	83	7	LINCOLN RD	101	\$ 775,000
10/31/2016	18	62	4	HOLIDAY RD	101	\$ 674,554
10/31/2016	23	87	27	CONCORD RD	101	\$ 775,000
11/1/2016	24	11	6	BENNETT RD	101	\$ 1,100,000
11/1/2016	51A	40	90	WEST PLAIN ST	101	\$ 580,000
11/1/2016	38	055C	5	VILLAGE LN	102	\$ 754,900
11/2/2016	23	125	19	HASTINGS WAY	102	\$ 769,000
11/3/2016	47C	51	14	GEORGE ST	101	\$ 1,215,000
11/7/2016	28	19	134	PELHAM ISLAND RD	101	\$ 460,000
11/10/2016	51C	40	42	PEMBERTON RD	101	\$ 220,000
11/14/2016	48	109	23	BROOKS RD	101	\$ 485,000

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Sale Date	Map	Lot	No.	Street	LUC	Sale Price
11/15/2016	43D	23	32	PEQUOT RD	101	\$ 725,000
11/17/2016	44	35	28	BARNEY HILL RD	101	\$ 750,000
11/18/2016	38	15	209	OLD CONN PATH	101	\$ 910,000
11/18/2016	50	35	34	LAKE RD	101	\$ 485,000
11/21/2016	11	55	175	GLEZEN LN	101	\$ 930,000
11/21/2016	25	76	5	SYLVAN WAY	101	\$ 606,500
11/30/2016	47D	1	225	MAIN ST	101	\$ 413,000
11/30/2016	48	59	56	LOKER ST	101	\$ 375,000
11/30/2016	52	33	32	DEAN RD	101	\$ 410,000
11/30/2016	45	105A	17	GLEN OAK DR	102	\$ 782,000
12/1/2016	44	046A	11	BARNEY HILL RD	101	\$ 1,201,000
12/1/2016	47B	50	6	LAKEVIEW RD	101	\$ 295,000
12/1/2016	52	182	9	POLLOCK RD	101	\$ 502,230
12/2/2016	4	57	53	CAMPBELL RD	101	\$ 708,000
12/2/2016	30	20	3	BLOSSOM LN	101	\$ 497,000
12/6/2016	14	62	11	LOBLOLLY LN	101	\$ 535,000
12/7/2016	42B	005C	15	MASSASOIT PATH	101	\$ 853,000
12/7/2016	44	117	10	RESERVOIR RD	101	\$ 1,025,000
12/8/2016	35	030Q	35	COVERED BRIDGE LN	101	\$ 2,125,000
12/9/2016	53	9	13	VALLEY VIEW RD	101	\$ 430,000
12/13/2016	40	060E	605	WISTERIA WAY	102	\$ 835,000
12/15/2016	8	008A	96	LINCOLN RD	101	\$ 740,000
12/15/2016	43B	33	12	RICE SPRING LN	101	\$ 992,000
12/15/2016	46B	41	22	SYCAMORE RD	101	\$ 536,000
12/16/2016	5	13	1	APPLETREE LN	101	\$ 1,714,218
12/16/2016	12	27	11	AUTUMN LN	101	\$ 637,000
12/16/2016	42D	58	74	LAKESHORE DR	101	\$ 420,000
12/20/2016	4	42	296	CONCORD RD	101	\$ 1,150,000
12/20/2016	40	068D	1404	WISTERIA WAY	102	\$ 700,000
12/21/2016	33	001P	192	OLD CONN PATH	101	\$ 1,400,000
12/27/2016	52	131	19	TIMBER LN	101	\$ 515,000
12/28/2016	3	55	192	OXBOW RD	101	\$ 1,545,000
12/28/2016	48	28	3	WHITE PINE KNOLL RD	101	\$ 913,000
12/29/2016	46D	121	48	EDGEWOOD RD	101	\$ 315,000
LUC= Land Use Code (101-Single Family, 102-Residential Condominium, 104-Two Family,						
106-Vacant Lot with an outbuilding, 109-Two Dwellings on 1 Lot, 130-Vacant Land						

*2016 Arm's Length Sales are in the process of being validated and may be modified

REPORT OF THE COMMUNITY PRESERVATION COMMITTEE – 2017 ATM

The provisions of the Community Preservation Act (CPA) were adopted at the Annual Town Meeting in 2001. The Community Preservation Committee is charged with evaluating potential community preservation projects and, if appropriate, submitting project recommendation articles at town meeting. The CPA requires that the projects focus on open space, historic preservation, and community housing. Funds can also be used for certain recreational purposes. The Committee consists of nine members, one each from the Planning Board, Historical Commission, Recreation Commission, Conservation Commission, Housing Commission, Department of Public Works, and three appointed by the Board of Selectmen.

CPA Revenue – Since the adoption of the CPA in 2001 through December 2016, Wayland has received \$9,065,592 from the residential property tax surcharge (two quarters only for FY'17), \$4,860,406 in matching State Trust Fund distributions, and \$766,887 in interest for total revenue of \$14,326,771. The funds collected are known as the Community Preservation Fund and are held and administered by the Town's Treasurer.

CPA FUNDS – AVAILABLE FUNDING BEFORE AND AFTER 2017 ATM

CPA FUNDS BALANCES & ALLOCATIONS	HISTORIC	COMMUNITY HOUSING	OPEN SPACE	ADMINISTRATIVE	UNCOMMITTED BALANCE
AS of 12/31/16	\$144,906	\$1	\$1,444	\$11,693	\$1,561,161
Set Aside 2017	+\$89,019 (10%)	+\$89,019 (10%)	+\$89,019 (10%)	+\$10,000	-\$267,057 (10% -\$10,000 (Admin) -\$411,111 (Mainstone Farm Debt Service)
Transfer to WMAHTF		-\$89,019			
Mellen Law Office	-\$30,000				
Cochituate Clock	-\$30,200				
Old High School	-\$50,000				-\$30,000 (Historic Preservation Project)
Housing Consultant					-\$20,000 (Housing Project)
Oxbow Meadows					-\$300,000 (Rec Project)
Dudley Woods					- \$50,000 (Rec Project)
TOTALS after ATM	\$123,725	\$1	\$90,463	\$21,693	\$472,993*

* By end of FY'17 (June 30, 2017) about an additional \$370,000 will be deposited into the Uncommitted Fund collected from surcharge of last two quarters of fiscal year. Also, more interest will have accrued. The full 10% allocations for FY'17 will have been subtracted from the Uncommitted Balance and deposited into each account by the set-aside article at TM (\$89,019 represents 10% of all FY'17 receipts: already collected (\$369,701) + expected surcharge (\$369,701) + State Trust Fund (\$150,787). Thus the Uncommitted Balance on July 1, 2017 should be in excess of \$852,694.

A list of all CPA projects funded throughout the last 15 years can be found on the CPC webpage at:
http://www.wayland.ma.us/Pages/WaylandMA_BComm/Community/CPCProjects.pdf

REPORT OF THE YOUTH ADVISORY COMMITTEE

HEAR REPORT TO THE 2017 ANNUAL TOWN MEETING

The Youth Advisory Committee oversees the Youth and Family Services Department, otherwise known as Wayland Youth and Family Services (WYFS). This board is comprised of appointees from the School Committee, the Board of Selectmen, the Board of Health, the Clergy Association, and the Police Department.

Five categories of services are provided by the department: counseling; consultation; community education and mental health and substance abuse prevention; information and referral; and crisis intervention. After hours emergency coverage is provided by Psychiatric Emergency Services in Framingham.

Confidential counseling services for children and their families are provided free of charge to Wayland children and their families. They are seen at home, at school, or in our office in the Town Building. Issues may include typical problems encountered in daily living as families grow and change, such as communication problems, family conflict, stress management, depression and anxiety, suicidality, and coping with divorce, illness, and death. In addition, we offer evaluation and treatment for substance abuse. In collaboration with the Wayland Police and the High School, our Diversion Program offers a constructive alternative to court involvement for youth who are apprehended for non-violent illegal activities. This year we have focused on extending the scope of our department in order to better serve preschool children and their families.

Our staff is available on an informal basis to provide consultation on issues related to the development and psychological wellbeing of children, teenagers, and families. Parents, school personnel, and others in our community who have ongoing contact with youth are invited to call.

Prevention and community education initiatives typically focus on topics related to developmental processes and mental and physical well-being of children and families. In collaboration with Friends of WYFS, Parent/Teacher Organizations, and other Town departments, we provide lectures, workshops, and other informative events each year. We also lead discussion groups for parents, offering support and information to address challenges in parenting at each stage of development. Conversations That Count are another parent offering, and center on providing up-to-date information and facilitated discussion on topics selected by the parent participants.

WaylandCares, a community based youth substance abuse prevention/wellness promotion program located within WYFS, offered a variety of prevention and community education events this year. An abbreviated list of initiatives for the past year includes participation in WHS wellness classes, a town hall meeting on underage drinking, preparing for the ballot question on recreational marijuana, and the system-wide Above the Influence campaign. WaylandCares works closely with student leadership groups at both Wayland High School and Wayland Middle School. It is supported by a combination of grant funding (a federal Drug Free Communities Grant) and Town funds. The community prevention coalition is open to everyone, and meets on the third Tuesday of the month during the school year.

In recent years, providing opportunities for community service has become an important part of our mission to support healthy development in Wayland youth. Each spring, we work with the High School to put on the annual High School Community Service Awards evening, where this past year we recognized 28 high school students for significant service over the previous twelve months. They served in 53 sites/activities for a total of 2,375 hours. Also honored was Jay Harmon, retired WHS math teacher, who continues to tutor WHS students in the Academic Center.

In lieu of a summer community service program for high school youth, this past summer we offered a week long youth leadership camp, "Empower: Leadership, Communication, Collaboration." Students ranging from 7th to 12th grades came together to learn about youth related community challenges and how to work toward solutions. Utilizing game play, presentations, experiential education, and group work, students learned how to use social norms campaigns, message development, and individual and group problem solving strategies.